

**ORIGINAL**Accepted 11.12.12
PH. Complete**CITY v WOODSTOCK****Application for Public Hearing****Important Notes:**

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED,
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: E. BENSON CHAMBERS Phone: (770) 479-1426**Applicant's Information:**Name: KKMS, INC d/b/a CAMP BOW WOWAddress: 4163 OAKWOOD WAY Phone: (847) 927-2558City, State, Zip: DULUTH, GA 30096 Fax: (770) 479-6488Property Owner's Information: ☐ same as aboveName: WOODSTOCK GENEVA FIELDS, LLCAddress: 7412 STONEGATE BLVD Phone: (561) 327-8089City, State, Zip: PARKLAND, FL 33076 Fax: (770) 479-6488**Requested Public Hearing (check all that apply):**

- ☐ Annexation
☒ Rezoning
☐ Variance

STAFF USE ONLY:Case: 2 # 059-12Received by: PHFee Paid: \$ 750.-Date: 11.12.12**PUBLIC HEARING SCHEDULE:**Public Input Meeting: Nov 28.12Planning Commission: Jan 3, 2013 7PMBoard of Appeals: N/ACity Council: Jan 28, 2013 7PMDPC Other: Dec 12, 2012

Property Information:Location: SOUTHWEST CORNER OF HIGHWAY 92 AND SOUTH CHEROKEE LANEParcel Identification Number(s) (PIN): 15N24 (149A) Total Acreage: 1.54Existing Zoning of Property: GC Future Development Map Designation: NEIGHBORHOOD LIVINGAdjacent Zonings: North PUD South OSI East GC West GC

Applicant's Request (Itemize the Proposal):

THE SUBJECT PROPERTY IS CURRENTLY ZONED GC AND MOST RECENTLY UTILIZED FOR A BUSINESS KNOWN AS MAN'S BEST FRIEND WHICH OFFERED DOG TRAINING, BOARDING AND GROOMING (www.mansbestfriend.com). THE CURRENT ZONING CLASSIFICATION CONTAINS A CONDITION WHICH LIMITS THREE DOGS AT A TIME OUTSIDE THE BUILDING.

Proposed Use(s) of Property:

THE APPLICANT REQUESTS THAT THE CONDITION BE REMOVED TO ALLOW FOR A BUSINESS KNOWN AS CAMP BOW WOW, WHICH OFFERS DAY AND NIGHT CARE FOR FAMILY PETS BY TRAINED ATTENDANTS. THE BUSINESS MODEL PROVIDES FOR INDOOR AND OUTDOOR ACTIVITIES FOR ATTENDEES. (www.campbowwow.com)

Infrastructure Information:Is water available to this site? ☐ Yes ☐ No Jurisdiction: CITY OF WOODSTOCK

How is sewage from this site to be managed?

CITY OF WOODSTOCK PUBLIC SEWER SYSTEMWill this proposal result in an increase in school enrollment? ☐ Yes ☒ NoIf yes, what is the projected increase? 0 students

Proposed use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

Traffic Generation:

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? NO INCREASE IS EXPECTED trips

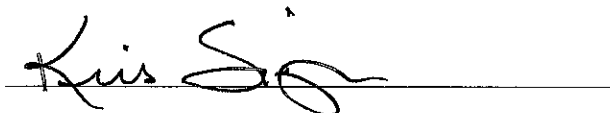
Authorization:

Cade	Land Use(s)	of units'	Daily Trip Ends	Number of Trips
210	Single Family Ho m e/Town h ome		9.57	
220	Apartment		6.63	
* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.				

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, CHRISTOPHER SIGMAN, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 7 day of November, 2012



CHRISTOPHER SIGMAN, CEO

Print Name

ANNEXATIONS AND REZONINGS APPLICANT RESPONSE STATEMENT

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning. Applicant seeks to remove a condition of zoning which limits the number of dogs outside the building.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property. **YES THE PROPOSED USE IS LIKE AND SIMILAR TO THE MOST RECENT USE IN A COMMERCIALLY DOMINATED AREA.**
3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property. **NO ADVERSE AFFECT IS EXPECTED GIVEN THE RECENT USE OF THE PROPERTY AND THE CURRENT ADJACENT USES FOR COMMERCIAL AND OFFICE.**
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned. **THE GENERAL COMMERCIAL USE IS AN APPROPRIATE CLASSIFICATION FOR THE AREA, BUT THE ZONING CONDITION PROHIBITS A REASONABLE ECONOMIC USE ALLOWED WITHIN THE GENERAL COMMERCIAL CLASSIFICATION.**
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. **NO, THE PROPOSED USE IS LIKE AND SIMILAR TO THE RECENT USE OF THE PROPERTY AND ADJACENT COMMERCIAL USES.**
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan. **YES, THE PROPOSED ZONING IS CONSISTENT WITH THE EXISTING ADJACENT USES AND COMPLIMENTS THE NEIGHBORHOOD LIVING DESIGNATION.**
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning. **YES THE CONDITION WAS PLACED UPON THE PROPERTY MORE THAN 10 YEARS AGO WITH A SIGNIFICANT INCREASE IN COMMERCIAL USES SINCE THEN.**

VARIANCES

APPLICANT RESPONSE STATEMENT

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a variance, please respond to the following standards in the form of a written narrative:

1. Explain requested variance.
2. How any special conditions and circumstances existing on the property which are peculiar to the land, structure(s) or building(s) involved and which are not applicable to other lands, structure(s) or building(s) in the same district.
3. How the literal interpretation of the provisions of the Zoning Ordinance would deprive the applicant of right commonly enjoyed by other properties within the same district under the terms of the Zoning Ordinance.
4. How the special conditions and circumstances do not result from the actions of the applicant.
5. How granting of the variance requested will not confer on the applicant any special privileges that is denied by the Zoning Ordinance to other lands, structure(s) or building(s) in the same district.
6. How no non-conforming use of neighboring lands, structures, or buildings in the same district and not permitted or non-use of lands, structure(s) or building(s) in other districts shall be considered grounds for issuance of a variance.
7. Explain how this requested variance is the minimum necessary that will allow the reasonable use of the land, structure(s) or building(s).
8. Explain how, if granted, this requested variance will be in harmony with the general purpose and intent of the Zoning Ordinance, and will not be injurious to the neighborhood, surrounding properties or otherwise detrimental to the public welfare.